

# BYLAW NO. 9833

## The Zoning Amendment Bylaw, 2022 (No.14)

The Council of the City of Saskatoon enacts:

### Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2022 (No.14)*.

### Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to address policy gaps, create some flexibility and remove inconsistencies in the Zoning Bylaw.

### Zoning Bylaw Amended

3. The Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

### Section 2.0 Amended

4. Section 2.0 is amended:
  - (1) by repealing the definition for **“attached covered patio or deck”**;
  - (2) by repealing the definition for **“attached covered entry”** and substituting the following:

**““attached covered entry, patio or deck”** means a single storey patio or deck that is attached to the dwelling and that is covered by a permanent roof. The structure shall not have walls or be enclosed.”.
  - (3) by adding the following after “gas bar”:

**““gazebo”** means a freestanding, accessory structure with a solid roof which is not enclosed, except for screening or glass.”.
  - (4) by adding the following after “pawnshop”:

“**pergola**” means a freestanding structure consisting of columns or posts that support an open roofing grid of beams and rafters. The structure is not enclosed and does not include arbours or trellises.”.

- (5) by adding the following after “theatre:”

“**three season room**” means a single storey patio or deck that is attached to a dwelling unit and is covered with a permanent roof and may be enclosed by walls, windows or screens. Typically, a three season room provides for up to three season accommodation and does not provide fully furnished livable floor space.”.

#### **Section 4.0 Amended**

5. Subclause 4.3.2(1) is amended by adding the following after paragraph (j):

- “(k) pergolas, gazebos and other similar structures with a gross floor area of 14 square metres or less and are not located in a required front yard;
- (l) specific uses including the following:
  - (i) day care, residential;
  - (ii) keeping of boarders.”.

#### **Section 5.0 Amended**

6. (1) Subclause 5.8(2)(g) is amended by striking out “or attached covered entry” and substituting “, attached covered entry, patio or deck” after “porch”.
- (2) Subsection 5.53 is repealed and the following substituted:

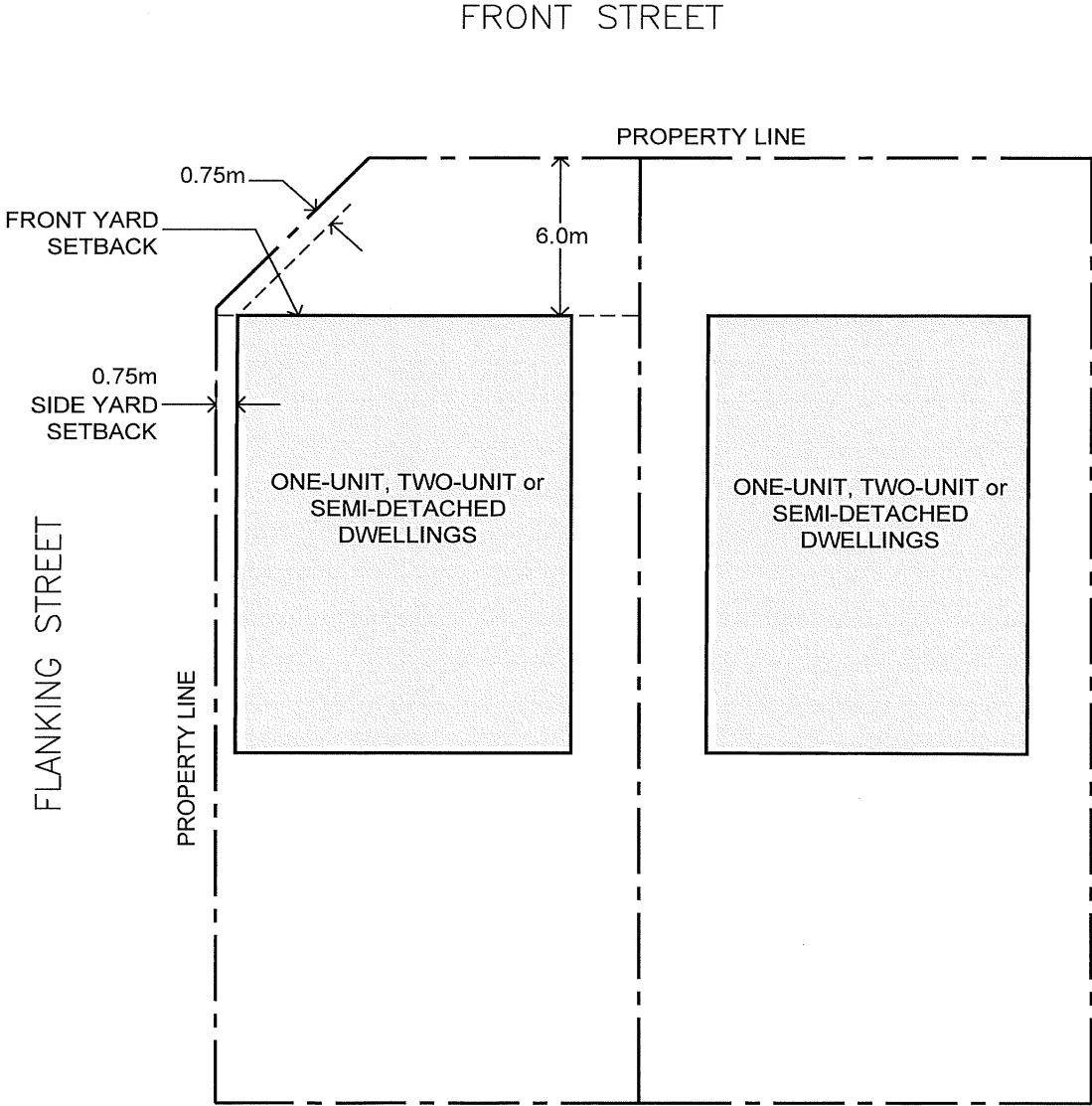
##### **“5.53 Corner Cut-Offs**

- (1) The following standards apply to front yard corner cut-offs:
  - (a) The minimum site frontage on corner sites shall be measured as the distance 6 metres along a line drawn perpendicular to the fronting street as illustrated in Figures 5.53(a) and 5.53(b); and
  - (b) In the R1A and R2 districts, the minimum setback from a corner cut-off is 0.75 metres as illustrated in Figure 5.53(a).

- (2) The following standards apply to rear yard corner cut-offs:
  - (a) The rear yard setback on sites adjacent to municipal reserve shall be measured as the distance 7.5 metres along a line drawn perpendicular to the rear yard as illustrated in Figure 5.53(c); and
  - (b) Decks shall have a minimum setback of 3.0 metres and be in compliance with Sections 5.8(3) (a), (b) and (c).

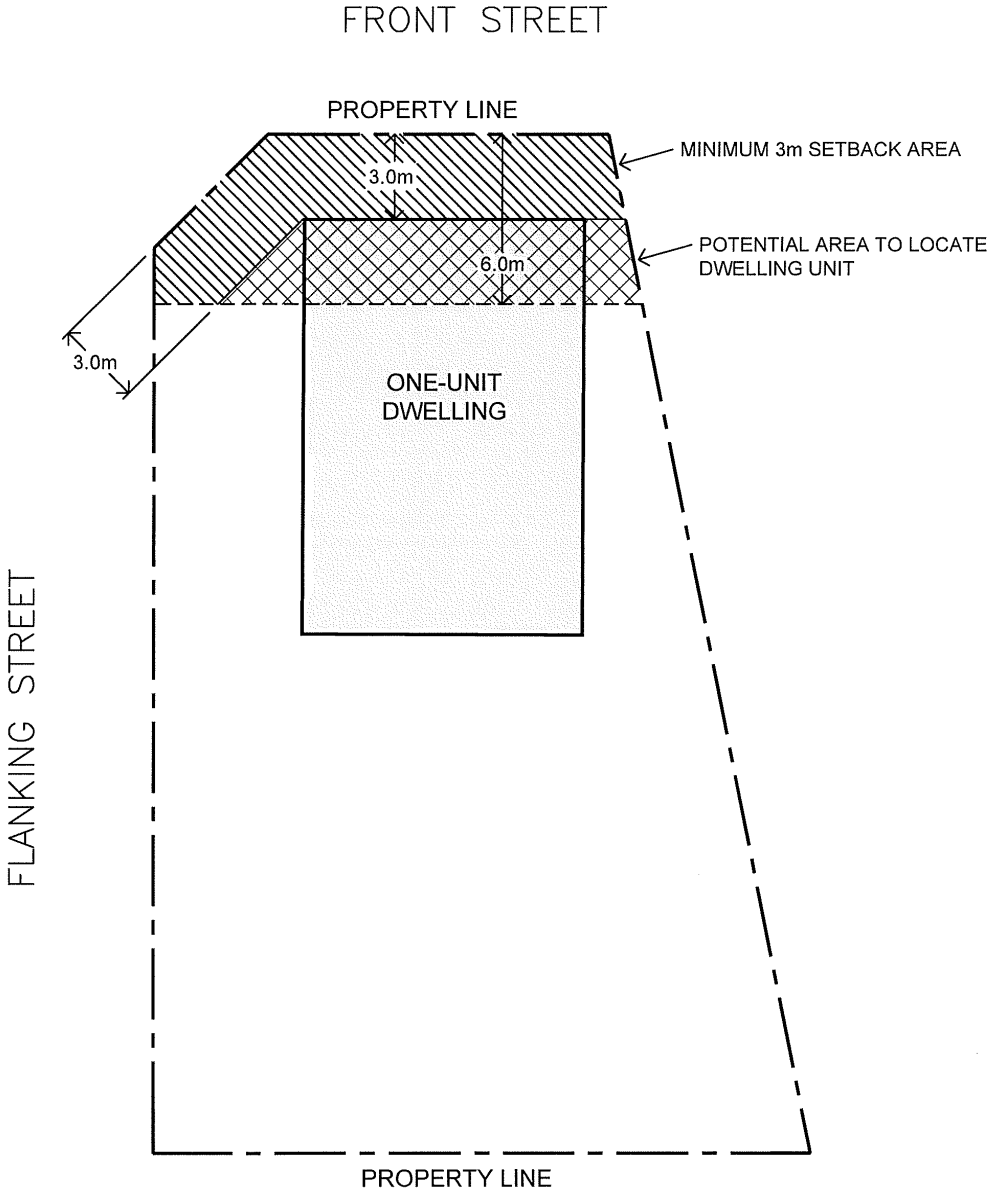
**Illustration of**  
Front Yard Corner Cut-Off in R1A and R2 Zoning Districts  
Front Yard Setback Requirements for One-Unit, Two-Unit or  
Semi-Detached Dwellings

Figure 5.53(a)



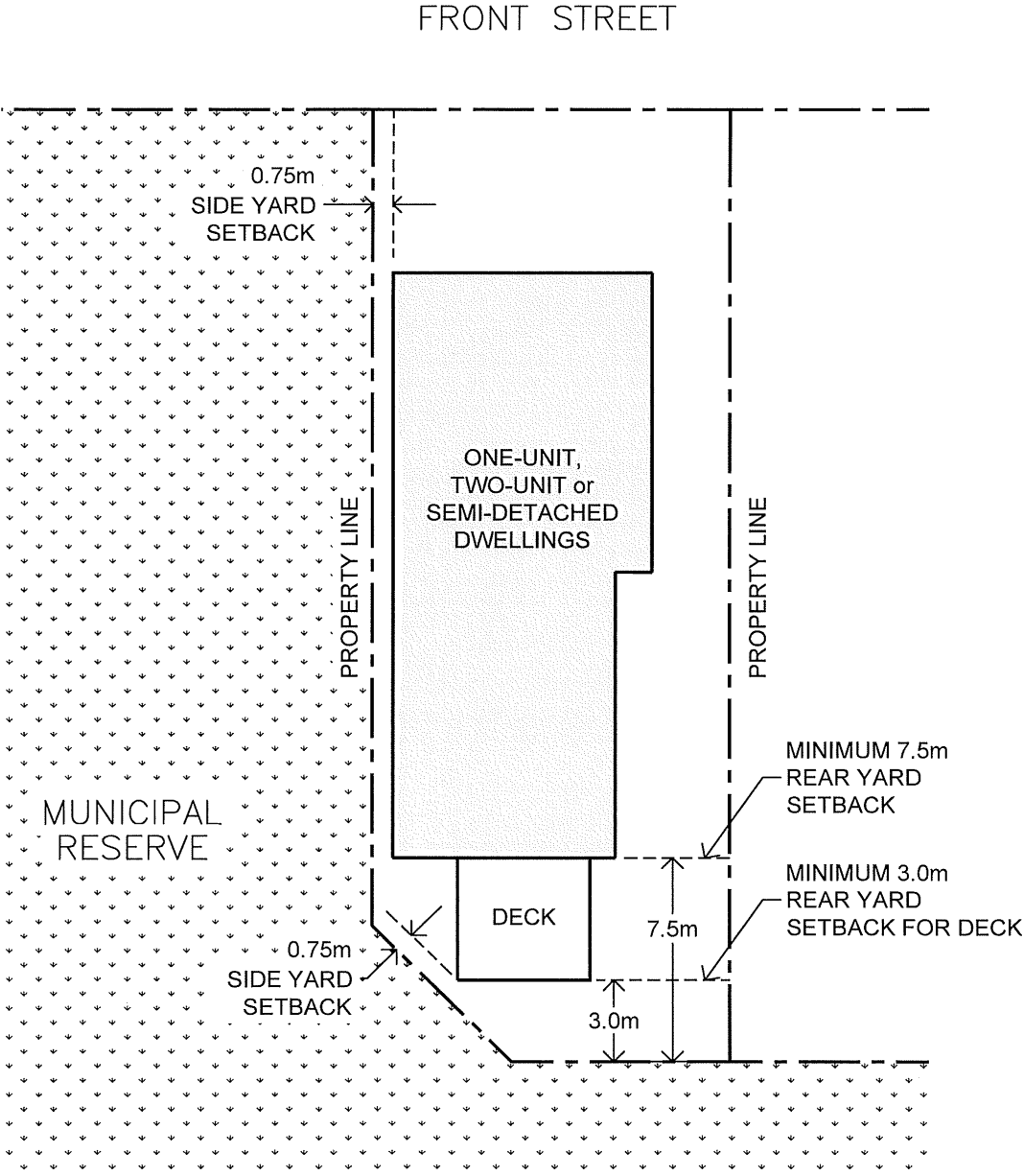
**Illustration of**  
Front Yard Corner Cut-Off in R1B Zoning District  
Front Yard Setback Requirements for One-Unit Dwellings

Figure 5.53(b)



**Illustration of**  
Rear Yard Corner Cut-Off in R1A, R1B and R2 Zoning Districts  
Rear Yard Setback Requirements for One-Unit, Two-Unit,  
or Semi-Detached Dwellings

Figure 5.53(c)



N:\Planning\MAPPING\Wall\_Maps\Zoning\_Map\Zoning Bylaw\Figure 5.53(c)\_Rear Yard Corner Cutoff.dwg

- (3) The following is added after Subsection 5.56:

**“5.57 Three Season Rooms**

- (1) The following development standards shall apply to all three season rooms:
  - (a) The room must be enclosed and up to 50% of the walls must be openings;
  - (b) The room must not be integrated into the dwelling by removal of an exterior door;
  - (c) The room must be unconditioned and not have a permanent heating source;
  - (d) No basement shall be constructed under the room; and
  - (e) The room must be located at or above grade and be attached to the main floor of the dwelling.”.

**Section 7.0 Amended**

7. (1) Subsection 7.3 is amended:
- (a) by striking out “when necessary.” at the end of subclause 7.3(2)(c) and substituting “as follows:
    - (i) shrubs may be planted at a ratio of 10 shrubs per tree;
    - (ii) all shrubs planted must be a minimum height or spread of 450mm;
    - (iii) ornamental grasses may be planted at a ratio of 10 ornamental grasses per tree;
    - (iv) ornamental grasses shall consist of no more than 25% of the alternate plantings with the remainder being shrubs;
    - (v) ornamental grass species planted shall only consist of Karl Foerster or Blue Fescue and must be a minimum height of 300mm.”; and
  - (b) by repealing Clause 7.3(6).

- (2) Subsection 7.6 is repealed and the following substituted:

“7.6 Flexible Landscaping

- (1) For B, I, M and MX districts within the areas defined as Established Neighbourhoods, C.N. Industrial Area and the Airport Business Area, the landscaping requirement may be reduced to the average of the properties immediately adjacent to the site and in the same zoning district, subject to the approval of the Development Officer, provided the remaining landscaping is more intensively developed and includes the adjacent boulevard where applicable. If there are no adjacent sites, the full landscaping requirement shall apply.
- (2) Permanent planter boxes may be used to meet soft landscaping and planting requirements in the areas identified in Subsection (1), subject to the approval of the Development Officer.
- (3) In B, I, M and MX districts a reduction in the overall area to be landscaped may be permitted provided that:
  - (a) more intensive landscaping is provided;
  - (b) the landscaping includes the adjacent boulevard, with the exception of 2.7 metres adjacent to the curb for local streets, 3.3 metres for collector streets, and 6.5 metres for arterial streets as defined by the Saskatoon Transportation Master Plan; if boulevard space is not available, or if the boulevard is not suitable for landscaping, the full landscaping requirement shall apply; and
  - (c) at least 1.5 metres of the site is landscaped.
- (4) Where the location of a private or public utility prevents the planting of trees required in Section 7.3, the location of the required tree plantings may be adjusted subject to the approval of the Development Officer and may be planted in accordance with the following:
  - (a) Adjacent to the required landscaped strip provided the trees are within the required yard setback and are spaced in a manner conducive to healthy growth;



- (b) Where it has been demonstrated to the satisfaction of the Development Officer that (a) cannot be met:
  - (i) in the adjacent vacant boulevard provided approval from the utility providers, Transportation Department and Parks Department has been granted; or
  - (ii) in the adjacent municipal reserve provided approval from the utility providers and Parks Department has been granted. Where approval has been granted, trees must be planted within 6 metres of the property line or a location approved by the Parks Department and the Development Officer.
- (c) Where it has been demonstrated to the satisfaction of the Development Officer that (a) and (b) cannot be met, shrubs and ornamental grasses may be planted in lieu of trees within the required landscaped strip as follows:
  - (i) shrubs may be planted at a ratio of 10 shrubs per tree. All shrubs provided for planting must be a minimum height or spread of 450mm;
  - (ii) ornamental grasses may be planted at a ratio of 10 ornamental grasses per tree. Ornamental grasses shall consist of no more than 25% of the alternate plantings with the remainder being shrubs. Ornamental grass species planted shall only consist of Karl Foerster or Blue Fescue and must be a minimum height of 300mm.
- (d) A reduction in the number of required trees in (a) or (b) may be permitted provided the remaining tree planting requirement is substituted in accordance with (c).
- (5) Unless otherwise specified in this Bylaw, any required landscaped strip shall consist of soft landscaping and up to 25% hard landscaping regardless of tree planting location.

- (6) Where a boulevard is considered part of the landscaping requirement or tree planting requirement, the property owner must agree in writing to maintain the entire landscaped strip, including the full width of the boulevard.”.
- (3) The chart contained in Clause 7.7.5 is amended by adding subscript “<sub>3</sub>” to “4.5” under the “B4MX<sub>4</sub>” column.
- (4) The Notes to Landscaping Standards for Commercial Districts contained in Clause 7.7.6 are amended by adding “any required front yard and” after “district,” in Note 3.

### **Section 8.0 Amended**

8. (1) The Notes to Development Standards contained in Clause 8.1.4 are amended by repealing Note 5 and substituting the following:

“5 Site coverage may be increased for attached covered entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.”.
- (2) The Notes to Development Standards contained in Clause 8.2.4 are amended by repealing Note 6 and substituting the following:

“6 Site coverage may be increased for attached covered entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.”.
- (3) The Notes to Development Standards contained in Clause 8.3.4 are amended by repealing Note 3 and substituting the following:

“3 Site coverage may be increased for attached covered entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.”.
- (4) The Notes to Development Standards contained in Clause 8.4.4 are amended:
  - (a) by striking out “one-unit dwellings” and substituting “one- and two-unit dwellings and semi-detached dwellings” in Note 3 (a); and

(b) by repealing Note 5 and substituting the following:

“5 Site coverage may be increased for attached covered entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.”.

(5) The Notes to Development Standards contained in Clause 8.5.4 are amended by repealing Note 1 and substituting the following:

“1 Site coverage may be increased for attached covered entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.”.

(6) The Notes to Development Standards contained in Clause 8.7.4 are amended by repealing Note 5 and substituting the following:

“5 Site coverage may be increased for attached covered entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.”.

(7) The Notes to Development Standards contained in Clauses 8.8.4 and 8.9.4 are amended by repealing Note 6 and substituting the following:

“6 Site coverage includes all principal and detached accessory buildings, covered entries, patios and decks, three season rooms and balconies.”.

(8) The Notes to Development Standards contained in Clause 8.10.4 are amended by repealing Note 2 and substituting the following:

“2 Site coverage may be increased for attached covered entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.”.

(9) The Notes to Development Standards contained in Clause 8.11.4 and 8.12.4 are amended:

(a) by repealing Note 3 and substituting the following:

“3 Site coverage may be increased for attached covered entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.”; and

(b) by repealing Note 4 and substituting the following:

“4 Site coverage for dwellings in dwelling groups may be increased for attached covered entries, patios and decks or three season rooms by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50% or 60% where the additional site coverage is used for enclosed parking.”.

(10) The Notes to Development Standards contained in Clause 8.13.4 are amended by repealing Note 3 and substituting the following:

“3 Site coverage for dwellings in dwelling groups may be increased for attached covered entries, patios and decks or three season rooms by the percentage of the area covered by such structures, but the total site coverage shall not exceed 60% or 70% on a corner site.”.

(11) The Notes to Development Standards contained in Clause 8.14.4 are amended by repealing Note 5 and substituting the following:

“5 Site coverage for dwellings in dwelling groups may be increased for attached covered entries, patios and decks or three season rooms by the percentage of the area covered by such structures, but the total site coverage shall not exceed 60% or 70% on a corner site.”.

## **Section 9.0 Amended**

9. (1) The Notes to Development Standards contained in Clause 9.2.4 are amended:

(a) by repealing Note 3 and substituting the following:

“3 Site coverage may be increased for attached covered entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.”; and

(b) by repealing Note 6 and substituting the following:

“6 Site coverage for dwellings in dwelling groups may be increased for attached covered entries, patios and decks or three season rooms by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.”.

(2) The chart contained in Clause 9.3.2 is amended by repealing:

“

(50) Day cares and preschools accessory to a place of worship, elementary and high schools, community centre conversion or community centre	Refer to General Provisions Section 5.32
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”

(3) The chart contained in Clause 9.4.2 is amended by repealing:

“

(54) Day cares and preschools accessory to a place of worship, elementary and high schools, community centre conversion or community centre	Refer to General Provisions Section 5.32
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**Coming Into Force**

10. This Bylaw comes into force on the day of its final passing.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk